

T.O Fuller State Park
1500 Mitchell Road West
Memphis, TN 38109

Bathroom Renovation Addendum

General

1. See Product Specifications.
2. Park manager will select all colors, to include tile, grout, lighting, etc.
3. This is a turnkey job. All aspects of this job will be left in a finished condition: All finish work, interior and exterior walls and trim, finish painting, caulking and final cleanup are included in this contract.
4. All miscellaneous adaptors, connectors, etc. for lighting, plumbing and ventilation will be supplied by contractor.
5. Project must be completed by 04/15/2021.
6. All work is to meet IBC and ADA.

Contractor may only work on one side of the bathroom at a time, and the other side must remain open for public use unless approved by park manager.

Scope of Work Details:

Demo

1. Remove all plumbing, chill chasers, and lighting fixtures.
2. Remove all existing plumbing.

General Scope:

1. Provide and install new waterproof 2'x2', square edge, PVC drop ceiling at 102" height.
2. Provide and install new 2'x2' vaporproof LED drop-in lights and vents. Insulate ceiling to R-38. (2 per shower stall, 1 per toilet, two over sinks, two per common space)
3. Provide and install framing and insulation to close off skylights.
4. Replace existing exhaust vents with new and connect to occupancy light switch.
5. Provide and install new vertical 6"x24" plank tile to walls and block partitions. Tile to extend from floor to drop ceiling at 102" height . Caulk joint between drop ceiling and tile.
6. Provide and install new undermount sinks into existing countertops. Clean and caulk countertops. Cushion drain lines per ADA requirements.

7. Provide and install one ADA compliant tilted mirror and two standard mirrors per side.
8. Remove existing countertop support post on open end and replace with 45-degree mount brackets to allow wheelchair access. (both sides)
9. Replace shower stall doors and frames with water resistant doors with exterior rated doorknobs with ANSI rating . Doors and frames to be mounted 1 inch off floor.
10. Provide and install new plumbing, faucets, and bathroom fixtures.
11. Provide and install new ADA compliant shower seats. (one each side)
12. Provide and install three ductless mini split heating and air units. (3 total, 1 per side - 1 in laundry ** contractor will be responsible for load calculations).
13. Provide and install new surface mount LED lighting in foyer and mechanical chase. (1 for 1 replacement)
14. Paint foyer. Clean toilet partitions and frames.
15. Install new commercial grade stainless steel toilet paper holders, soap trays, and towel hooks.
16. Install new stainless-steel shower curtain rods to separate shower from changing area.
17. Provide and install new double pane, low-E, frosted, energy efficient windows with metal frames. (6 total) non-operable
18. Apply epoxy coating to entire bathroom floor and foyer.

Tile work:

- a. All tiles will be installed with Thin Set.
- b. Tile that is installed to durock, tile mastic will be used.
- c. All Durock board will be 1/2 inch.
- d. All Durock will be kept off the floor 1/2 inch.**
- e. Attach new water-resistant durock to existing block walls as follows. Apply glue (Loctite PL Premium) two 10-ounce tubes per 3 ft by 5 ft sheet. Set board into glue and attach with Tapcon screws 1 foot OC.
- f. All joints, inside and outside corners, to be fiberglass taped and receive one coat of Thin Set.
- g. All Durock board will be primed with one coat of Durock waterproofing membrane prior to tile install.
- h. Tile and grout joint size will be decided by Park Manager.
- i. Tile will be grouted with TEC Power Grout.
- j. All inside corners will be caulked and not grouted for reasons of expansion.

Electrical:

1. All new electric wiring installed for new electric fixtures will be installed as per code.
2. Fans will be placed on occupancy sensors with adjustable time on capabilities.
3. Lights will be placed on occupancy sensors with adjustable time on capabilities.

4. Replace all electrical outlets with new GFCI outlets per code.

Plumbing and Plumbing Areas:

1. All water lines and shut off valves to be replaced.
2. Shower faucets will Delta MultiChoice universal shower valve with cartridge, delta hand shower wall valve, delta 2 sparer grab bar hand shower.
3. All water lines to be PEX (Uponor System).
4. No more than three fixtures to be feed off one 1/2 inch line.
5. All accessible drain lines to be replaced with Sec 40 PVC drain lines. No concrete removal.
6. Drain traps will be Sec 40 PVC removable traps.
7. ADA showers will have ADA compliant faucets. See product specifications.
8. All toilets and toilet seats will be replaced with new. See product specifications.
9. Install new toilet flanges.
10. Interior Drain Line Replacement: Install new 4-inch Sec 40 drain line.

Materials:

Approval by Facilities Management required for all materials before installation.

Drop Ceiling	2'x2' square edge, PVC, waterproof
Acceptable Brands	Armstrong or equal
Lighting:	Interior: LED Drop-In and Vanity Lights
Acceptable brands	Lithonia, Commercial Electric, or equal
Toilets:	One piece, floor mount, Commercial grade with flushometer, <1.6 gpf
Acceptable brands	American Standard, Kohler, or equal
Caulking:	
Type	Elastomeric Joint Sealant complying with ASTM C920 Grade NS, class 25 or higher Or Latex Joint Sealant complying with ASTM C834
Acceptable brands	DAP, Titebond (or equal)

Color: to be determined by Park Manager

Occupancy Sensors

LED rated with 15- and 30-minute settings

Acceptable Brands

GE, Lithonia, or equal

Tile

Wall Tile: Porcelain, 6"x24" plank, vertical

Grout: TEC Power grout

Thin Set: Flex Bond

Colors to be chosen by park management

Acceptable Brands

Florida Tile, Daltile, or equal

Protection:

This is a turnkey job. All aspects of this job will be left in a finished condition: All finish work, interior and exterior walls and trim, finish painting, caulking and final cleanup are included in this contract.

All bidders are advised to visit site to verify all conditions and dimensions. No allowances will be made by the agency due to any bidder neglecting to visit the site and verifying dimensions and conditions.

Contractor will be responsible for determining where all utilities are on the job site and care should be taken to protect the utilities from any damage caused by the demo/construction. This will include any underground utilities around the job site area. If damage occurs, it must be repaired within a 24-hour period from the time damage occurs.

Contractor will perform work on regular time and will invoice work time and material not to exceed the quoted price. Any variance in quote will be addressed with a representative of Facilities Management, West TN Regional Office (WTRO) before additional work or materials are supplied.

Work shall be scheduled to avoid any interference with normal operation of the park as much as possible. During the construction period, coordinate construction schedules and operations with the agency. **Work must be conducted during the normal business hours of Monday through Friday, 8:00 a.m. to 4:30 p.m., unless approval for an alternate schedule is arranged with Facilities Management.**

Successful contractor to schedule and attend a pre-construction conference where a pre-construction form will be signed by Facilities Management, Contractor and Park Manager

or park representative before work can begin. Contractor must also schedule and attend a final inspection where a final inspection form will be signed by Facilities Management, Contractor and Park Manager or park representative before invoice will be paid.

Project will begin within 15 days of Purchase Order issuance and be complete by 4/9/2022, unless other agreement has been approved by Facilities Management, WTRO.

The contractor will protect areas adjacent to his work and will be required to repair any damage he may cause. Contractor will protect work of other trades. Contractor will correct any painting related damage by cleaning, repairing, or replacing, and refinishing as directed by Facilities Management.

Workmanship is to be warranted for not less than one year from date of final inspection. Materials will be warranted as per manufacturer's warranty.

All materials, equipment, and supplies are to be new and in good condition, UL listed when applicable, and all work accomplished in a manner acceptable to Facilities Management.

Submittals shall be required on all materials and must be presented for approval by the State of Tennessee representative whether it is Architect, Engineer, Designer, Park Manager, Facilities Manager, or Facilities Surveyor. If an Architect or Engineer or Certified, Licensed Designer, then it must contain their State Seal.

Clean up of the project site shall be the responsibility of the contractor. Contractor to assure that job site is clean of nails, debris, etc., at end of each day to ensure safety. Contractor will clean up and haul away all scrap when work is completed to an approved location off state property.

Contractor, employees, or sub-contractors shall be licensed, certified, or registered as required. They must be registered in the State of Tennessee Edison purchasing system.

The contractor shall have a Certificate of Insurance on file with Facilities Management. Contractor will have insurance as will protect the contractor from claims which may arise out of or result from the contractor's operations under the contract and for which the contractor may be held legally liable, whether such operations be by the contractor or by sub-contractor or by anyone directly or indirectly employed by any of them, or anyone associated with them for whose acts they may be liable. Sub-contractors must also be registered in the State of Tennessee Edison purchasing system, be listed on the bid application and must show proof of insurance and have workers compensation. Insurance requirements are listed below.

The State of Tennessee shall not be held liable for any damage, loss of property, or injury of personnel resulting from actions of the contractor and/or his/her sub-contractors or employees.

Contractor shall obtain all fees and permits required for project. Contractor shall have a copy of project specifications, permits and certificate of insurance on project site at all times.

Contractor shall comply with all applicable codes, standards, and regulations in execution of project.

All work must conform to the state's current approved codes, such as the International Building Code. All electrical and plumbing must conform to the latest and most current codes. All Fire Marshall approved projects must have a Certificate of Occupancy issued at the completion of the project. All ADA projects must have approval of the State of Tennessee Facilities Design Coordinator and follow the latest ADA code at the completion of the project.

Invoice shall be submitted for payment within 10 days of project completion. A copy of the invoice shall be submitted to Susan Blankenship, WTRO, 21540 Natchez Trace Road, Wildersville, TN 38388 or susan.blankenship@tn.gov.

For scheduling contact:

Facilities Manager: Steve O'Dell, 731-307-9716, steve.odell@tn.gov

Facilities Surveyor: Tim Stewart, 615-517-0598, tim.stewart@tn.gov

Note: Before the Contract resulting from this ITB is signed, the apparent successful proposer must be registered with the Department of Revenue for the collection of Tennessee sales and use tax. The State shall not approve a contract unless the proposer provides proof of such registration. The foregoing is a mandatory requirement of an award of a contract pursuant to this solicitation.